

January 15, 2026

26-048

CONTRACT APPROVAL FOR CASCADE CAMPUS PUBLIC
SERVICE EDUCATION BUILDING RENOVATION AND
TENANT IMPROVEMENTS TO BALFOUR BEATTY dba
HOWARD S WRIGHT CONSTRUCTION

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FINANCIAL
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STRATEGIC THEME: Operational Excellence: Efficiency, Effectiveness, and Fiscal Sustainability; Technological Transformation: Agility, Innovation, and Readiness

REPORT: The 2017 Bond Program included renovation of the Public Safety spaces at the Cascade Campus. At its May 21, 2020 meeting the Board, through BR 20-152, approved the use of the CM/GC alternative contracting method for the proposed project. As the College worked with the design team and the selected general contractor it became apparent that the proposed renovation of the Public Safety Building was not a cost-effective solution for the College. That project was canceled and the College undertook a detailed review of the options for Public Safety at the Cascade Campus. After extensive review and planning it has been determined that the most cost-effective solution is to move Public Safety into renovated space in the Public Safety Education Building (PSEB). The roof of this building is rated as a high priority for replacement and this scope will be incorporated into the project. The new project will be funded from the 2022 Bond Program.

At its February 20, 2025, meeting, the Board, through BR 25-048, approved an exemption from competitive bidding and

authorized the use of the Construction Manager/General Contractor (CM/GC) alternative contracting method for this project.

On June 3, 2025, the Request for Proposals (RFP) was advertised in the Daily Journal of Commerce, State of Oregon (OregonBuys), BidLocker, Portland Observer, and the Portland Business Tribune. In addition, P&CC staff reached out to all identified COBID registered firms who could provide these services. A total of seventeen (17) firms attended the mandatory pre-proposal meeting. At the proposal closing time of 2:00 p.m. July 2, 2025, five (5) proposals were received. One (1) proposal was received from a COBID registered firm.

Proposals were reviewed and scored by a selection committee and finalists were invited to interview. The highest scoring proposal was from Balfour Beatty Construction dba Howard S Wright (HSW).

HSW has provided PCC with a Guaranteed Maximum Price proposal for \$6,391,481. PCC staff have reviewed the proposal and recommend acceptance.

COBID participation at this stage is \$1,277,587 (20% of contract value) over 8 firms. The breakout and number of firms in each category is shown below. As firms may have multiple certifications the total does not match the number above.

WBE (6 firms)	\$980,722	15.3%
MBE (2 firms)	\$296,865	4.6%
DBE (5 firms)	\$467,349	7.0%

RECOMMENDATION: That the Board of Directors authorize PCC to enter into a contract with Balfour Beatty Construction dba Howard S Wright for the Cascade Campus PESB Renovation project for up to \$7,030,629 which includes a 10% contingency. Funding will be from the 2022 Bond. This is within the project budget.